



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 26, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: Adjourned:
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000332**
06DRB-00419 Major-Two Year SIA

SMITH ENGINEERING COMPANY agent(s) for PRAXAIR INC request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) B, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP, located on SAN DIEGO NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). [REF: 00DRB-00318, 04DRB-00576, 02DRB-00340, DRB-96-526, DRB-96-528] (B-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. Project # 1003684

06DRB-00325 Major-Preliminary Plat Approval

06DRB-00326 Major-Vacation of Pub Right-of-Way

06DRB-00327 Major-Vacation of Public Easements

06DRB-00329 Minor-Sidewalk Waiver

06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10) **DEFERRED TO 5/3/6.**

3. Project # 1004793

06DRB-00416 Major-Preliminary Plat Approval

06DRB-00417 Major-Vacation of Public Easements

06DRB-00418 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for T S MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on ELIZABETH ST SE and SOUTHERN AVE SE and containing approximately 2 acre(s). (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06, AND THE GRADING AND DRAINAGE PLAN DATED MAY 3/16/06, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN IN EXHIBIT B. THE TEMPORARY DEFERRAL OF SIDEWALK WAS APPROVED AS SHOWN IN EXHIBIT C IN THE PLANNING FILE.**

4. Project # 1004779

06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. Project # 1003116

06DRB-00558 Minor-SiteDev Plan
Subd/EPC

06DRB-00559 Minor-SiteDev Plan
BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] **[David Stallworth, EPC Case Planner]** (L-22/M-22) **DEFERRED TO 5/3/6.**

6. Project # 1004725

06DRB-00429 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

- 7. Project # 1000922**
06DRB-00555 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
- 8. Project # 1004851**
06DRB-00556 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for **M.R.G.C.D. TRACT 340A2A1A1**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.**

9. **Project # 1004849**
06DRB-00552 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for SOUTHWEST CAPITAL PROJECTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **GLOBE**, zoned C-2, SC, located on LOMAS BLVD NE, between LOUISIANA BLVD NE and CHAMA ST NE containing approximately 10 acre(s). [REF: Z-1364, S-1306, ZA-81-33, ZA-77-272] (K-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR STATEMENT FROM GEORGE RAINHART STATING THAT THERE IS ADEQUATE PARKING FOR EACH LOT AND TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF RIGHT-OF-WAY DEDICATION.**
10. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat
Approval
06DRB-00211 Minor-Vacation of
Private Easements
- SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06 AND THE GRADING AND DRAINAGE PLAN DATED 4/17/06, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT APPROVAL WAS DEFERRED INDEFINITELY. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
11. **Project # 1004852**
06DRB-00560 Minor-Prelim&Final Plat
Approval
- ABQ ENGINEERING INC agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 6, **ROMEO ADDITION**, zoned C-2, S-R, located on 4TH ST NW, between ROSEMONT AVE NW and MOUNTAIN RD

NW containing approximately 1 acre(s). (J-14)
**PRELIMINARY PLAT WAS APPROVED WITH
FINAL PLAT SIGN OFF DELEGATED TO
PLANNING FOR LETTER FROM JACK BASYE –
ZONING APPROVAL AND RECORDING OF PLAT.**

12. Project # 1003285

06DRB-00426 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for
WESTLAND DEVELOPMENT CO request(s) the
above action(s) for all or a portion of Lot(s) 1, 2 & 4,
Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**,
zoned SU-2/R-LT, located on SILICA AVE NW,
between 94TH ST NW and TUMULUS NW containing
approximately 2 acre(s). [REF: 05DRB-01296,
05DRB-00106, 05DRB-00107] [Listed as Project
#1004797 in error] *[Deferred from 4/12/06]* (J-9)
DEFERRED TO 5/10/06.

13. Project # 1003655

05DRB-01833 Minor-Final Plat
Approval

ADIL RIZVI request(s) the above action(s) for all or a
portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2,
NORTH ALBUQUERQUE ACRES, UNIT 3, (to be
known as **LA VISTA AT DESERT RIDGE TRAILS**)
zoned RD, located on WYOMING BLVD NE, between
EAGLE ROCK AVE NE and MODESTO AVE NE
containing approximately 3 acre(s). [REF:
04DRB01373] *[Deferred from 12/14/05 & 1/11/06 &
2/22/06]* (C-19) **DEFERRED TO 6/21/06.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. Project # 1004850

06DRB-00554 Minor-Sketch Plat or Plan

EVERETT NARANJO request(s) the above action(s) for all or a portion of Lot(s) 65, **ROSSITER**, zoned R-1, located on 12TH ST NW, between BELLROSE NW and GRIEGOS NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1004854

06DRB-00562 Minor-Sketch Plat or Plan

SON BROADCASTING NETWORK request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) 145-A, **LANDS OF HUBERT R TEAGUE**, zoned 0-1, located on 4TH ST NW, between SAN ANDRES NW and SHANGRI LA NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Development Review Board Minutes for April 19, 2006 were approved.

Other Matters:

ADJOURNED @ 11:34 a.m.